

MINUTES
CECIL TOWNSHIP PLANNING COMMISSION
January 21, 2016 - 7:00 p.m.

I. Call to order

The Cecil Township Planning Commission met on Thursday, January 21, 2016, at 7:00 P.M. The members in attendance were as follows: Walter Krasneski, Joe Stewart, David Coldren, Jason Krut and David Martincic. Others in attendance included Dan Deiseroth from The Gateway Engineers, Bruce Bosle, Director of Zoning from Cecil Township, and interested parties.

II. Reorganization

Chairman – Mr. Martincic nominated Mr. Krasneski; Mr. Stewart seconded. Aye: All

Vice Chairman – Mr. Martincic nominated Mr. Stewart; Mr. Krasneski seconded. Aye: All

Secretary – Mr. Martincic nominated Mr. Coldren; Mr. Stewart seconded. Aye: All

III. Approval of Minutes

- November 19, 2015

Motion: Mr. Krut

Second: Mr. Stewart

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Krut

Abstain: Mr. Martincic

IV. Old Business

- No old business

V. New Business

1. Application #2015-0031 – Alto-Piano Phase 8 Revised (Subdivision)

- **Applicant:** William Graziani, Sr.

- **Location:** Lot # Parcel 718-827 Network Drive - R-1 Zoning District

Mr. Stewart made a motion to approve the Alto-Piano Phase 8 Revised Subdivision Plan.

The motion was seconded by Mr. Coldren.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Krut, Mr. Martincic

2. Application #2016-0002 - Thomas S. DeBlasio Subdivision Plan No. 1 (TABLED)

- **Applicant:** Thomas S. DeBlasio

- **Location:** Church Street - R-2 Zoning District

3. Application #2015-0032 - Charles Green Subdivision

- **Applicant: Rene Saut & Terry Miller**
- **Location: Swihart Road - R-1 Zoning District**

Mr. Stewart made a motion to approve the Charles Green Subdivision Plan contingent upon the completion of the items listed in The Gateway Engineers' letter dated January 15, 2016. The motion was seconded by Mr. Krut.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Krut, Mr. Martincic

4. Application #2015-0010 – Fairfield Southpointe L.P. (Subdivision)

- **Applicant: Fairfield Southpointe L.P.**
- **Location: Cecil-Henderson Road - C-1 Zoning District**

Mr. Stewart made a motion to approve the Fairfield Southpointe L.P. Subdivision Plan contingent upon the completion of the items listed in The Gateway Engineers' letters both dated January 21, 2016. The motion was seconded by Mr. Krut.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Krut, Mr. Martincic

Abstain: Mr. Coldren

5. Application #2015-0028 – McConnell Road PRD (Preliminary)

- **Applicant: NVR, Inc.**
- **Location: 96 McConnell Road - R-2 Zoning District**

Mr. Martincic made a motion to table the McConnell Road Preliminary PRD. Motion failed due to the lack of a second.

Mr. Stewart made a motion to approve the McConnell Road Preliminary PRD contingent upon the completion of the items listed in The Gateway Engineers' two letters dated January 11, 2016 and one letter dated January 21, 2016. Approval also contingent upon the developer reviewing the flow of construction vehicles for Phase 3 and the potential of limiting construction traffic for Phase 3 to either thru Phases 1 and 2, off McConnell Road, or from Route 980. The motion was seconded by Mr. Coldren.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Krut

No: Mr. Martincic

VI. Ordinances and Amendments

- No presentations

VII. Correspondence and Announcements

- No correspondence

VIII. Discussion

- No discussion

IX. Adjournment

8:17 P.M.